

Kilpatrick, Kyle, Crossabeg, Co. Wexford.

This residence is located in one of Wexford's most sought after residential areas. Only minutes from The Heritage Park

at Ferrycarrig, Crossabeg and Castlebridge villages. Short driving distance from Wexford town centre. Easy

access to the N11, M50, etc. Less than 2 hours from Dublin city and airport and 20 minutes from the ferries at Rosslare Europort.

Shops, schools (3rd level), churches, restaurants, Wexford General Hospital and County Council are all within short driving distance.

Accommodation is well laid out, it stands on a spacious site and is easily accessed.

MUST BE VIEWED.

GREAT LOCATION.

Property Features

Superb Location.

Mature gardens, lots of shrubbery.

Easily accessible.

Minutes from town centre.

Great potential.

Accommodation Comprises:

Entrance/ Hallway 10' 4" x 5' 1"

Livingroom/Diningroom 21' 2" x 9' 10". Stone fireplace. Connecting door to kitchen

Kitchen 14' 4" x 8' 1". Eye level press. Door to rear. tiled walls,

Rear Porch Bright and spacious

Corridor 13' 6" x 3' 1". Hot Press. Storage.

Bedroom No. 1 9' 6" x 9' 5". Built-in wardrobe.

Bedroom No. 2 11' 10" x 9' 4". Built-in wardrobe.

Bedroom No. 3 9' 4" x 9' 6". Built-in wardrobe.

Bathroom 6' 6" x 5' 6". WC, WHB, Bath.

Outside: Driveway, parking, gardens to front, rear and side.

Services: ESB, mains water, private sewage, heating.

BER :G Ber No:109659367 459.79 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford take the road to Ferrycarrig. Pass the hotel. Take the 2nd left turn at Kyle Cross

signposted Killurin. Go through crossroads and this house is a short distance on the left.